

Community Preservation Act Committee (CPAC)
Meeting Minutes
Thursday, November 18, 2010

The meeting was called to order at 7:00 pm by Vince O'Connor, Vice Chair, in the First Floor Meeting Room, at the Town Hall.

COMMITTEE MEMBERS IN ATTENDANCE:

Sandra Anderson, Gai Carpenter, John Gerber, Ellen Kosmer, Vince O'Connor, Vice Chair; Mary Streeter, Clerk; Stan Ziomek

COMMITTEE MEMBERS ABSENT: Michael Jacques, Peter Jessop

STAFF / OTHERS IN ATTENDANCE: Sonia Aldrich, Dave Ziomek

AGENDA

- Financial Status
- Hawthorne Property
- Approve any minutes from last meeting

DISCUSSION

Financial Status – Sonia reviewed financial status. Fall Town Meeting voted \$45,000 for the Stosz property and \$25,000 for the Rolling Green Study, so that changed the estimated available funds to \$712,450 which is after previously obligated funds have been subtracted.

Hawthorne House

Gai said the Historical Commission (HC) received a note from Jonathan Tucker in October asking HC whether it would like to fund further studies. The HC discussed issues related to demolition of the house vs. building a new duplex that would keep the historic streetscape. Removal of hazardous materials (asbestos and lead paint) would need to be done in either case. Vince participated in the Hawthorne House Tour and stated a Town Meeting member, who is an architect, is seeking access to the house to do further study. Gai would like to have plans and firm cost estimates for either scenario. There will be a meeting on Dec. 9 that is part of the public process where this suggestion can be made. Stan said the Housing Committee should be doing this rather than CPAC.

Dave Ziomek met with the Housing Partnership/Fair Housing Committee (HP/FH) to discuss whether it would like to have CPAC fund \$20,000 (with HC and HP/FH requesting \$10,000 each from CPAC) to do a feasibility study for a full assessment of the house and grounds and the different scenarios. HP/FH voted 4-0-2 to support this study. Gai said HC had discussed using currently available due diligence funds to get started in this sooner. Vince said a retired architect was planning to volunteer services to the Town to do as built studies of the house as a way of helping to reduce costs. Mary asked whether due diligence funds previously voted for recreation could be used to study the house and grounds. Dave said recreation funds could not be used to study the house. Dave said there is no real urgency to have volunteers do plans before the Dec. 9 meeting. The Town already has cost effective information from Teagno and Pioneer Valley Planning Commission. He would like to follow the guidelines set by the Historic Commission. Mary asked whether CPAC could have copies of draft minutes from HC and HP/FH to be informed in a timely manner. Gai will check with HC. Dave described his plans for the Dec. 9 public meeting. Ellen said she hopes information on leveling the hill and its impact will be available then. Vince suggested the use of fill might have a lesser impact. Dave said money for designing fields is not yet available, but they have a general idea of where fields, trails, and community gardens will be. Dave discussed possibilities for grant funding and said there may be further public meetings in January and February.

MINUTES

Motion by Stan, 2nd by Ellen to approve the minutes of **10/19/2010. VOTED 6 – 0 – 1** (Gai abstained)

ADJOURNMENT

A motion was made by Stan, 2nd by Sandra to adjourn at 8:01 pm. Voted unanimously.

NEXT MEETINGS

Proposals are due on December 10, 2010. Our next meeting will be **Thursday, December 16 at 7:00 pm**. Our meetings are usually scheduled for the 3rd Thursday of the month from September through April 2011. Meetings are scheduled for Jan. 20, Feb. 3, and Feb. 17.

DOCUMENTS DISTRIBUTED

- Agenda, 1 page
- Spreadsheet "Financial Status for CPAC Funds", 11/18/2010, 1 page
- Minutes of **10/19/2010**, 2 pages

Respectfully submitted by Mary Streeter, Clerk

Approved January 20, 2011